DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-103659-LM Preliminary SEPA

Project Name/Address: Eastgate Commons 4
15900 SE Eastgate Way

Planner: Mark C. Brennan

Phone Number: (425) 452-2973

Minimum Comment Period: 14 days

Materials included in this Notice:

- ☐ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Eastgate Commons 4
2. Name of applicant Lake Washington Partners
3. Contact person David York Phone 206 ~~770-5560~~ 727-3211
4. Contact person address 22833 SE Black Nugget Road, Issaquah WA 98029 STE 140
5. Date this checklist was prepared 1/17/2020
6. Agency requesting the checklist City of Bellevue, WA

REVIEWED BY MARK C. BRENNAN (MCB) ON 3-12-20

7. Proposed timing or schedule (including phasing, if applicable)

Construction is proposed to begin fall of 2020, subject to City of Bellevue approval process and market demands.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

A Geotechnical Engineering Study has been prepared by Geotech Consultants, Inc. dated September 16, 2019. A Storm Drainage Report will be prepared by David Evans and Associates for the Utility permit submittal. An Arborist report has been prepared for this project by Layton Tree Consulting LLC.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No. A BUILDING PERMIT APPLICATION WILL BE SUBMITTED, IN ADDITION TO ANCILLARY PERMITS BELOW

11. List any government approvals or permits that will be needed for your proposal, if known.

Required permit includes but not limited to Boundary Line Adjustment, Clear and Grade Permit, Utility permits, Major Commercial Building Permit, Fire Permits, Transportation ROW permits.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) PER PROJECT NARRATIVE = (23,883 SF)

Proposed project includes construction of new 2 story office building (~~23,780sf~~ gross) and associated driveway improvements, ADA route improvements, frontage sidewalk improvements and trash enclosure. & LANDSCAPE IMPROVEMENTS.

The proposed building will include some office space as indicated above, but the facility will primarily be used as an employee amenities building, for use by all tenants in the Eastgate Commons office development.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Subject site is located at 15900 SE Eastgate Way, Bellevue, WA Site is immediately north of Interstate 90 in the Eastgate area of Bellevue Wa. ✓

The Eastgate Commons development is comprised of two existing parcels. The proposed building will be located on the parcel at 15900 Eastgate Way (King County parcel #1283620010). There is no work being proposed under this review on the adjoining parcel within the development, located at 3305 160th Avenue SE (King County parcel #1283620030).

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat ✓
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? ~8% ✓

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

GEO-TECHNICAL STUDY NOT INCLUDED IN SUBMITTAL.

Per the ~~attached~~ Geotechnical Engineering Study prepare for the proposed new office building and dated September 16, 2019. Test pits across the proposed building footprint revealed layer of fill soil approximately 3-7 ft. thick, with native, gravelly, silty sand encountered beneath the fill and was initially medium-dense, becoming dense and very dense at depths 6.5-7.5 ft. and very dense below 7.5 ft. and in most of the test borings the soil was observed to be cemented and glacially compressed as is commonly referred to as Glacial Till. Large obstructions in form of large rocks were revealed

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, none known in the immediate vicinity.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Excavations for the new building are planned to be minimal as no basements are proposed. Approximate grading quantities are as follows: Cut=1,400 cubic yards (CY), Fill=1,900 CY. Total (net) Fill= 500 CY.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

During construction, the probability of increased erosion would be present. Following construction, the probability of erosion would decrease when drainage is controlled and cleared areas are constructed and/or re vegetated.

EROSION CONTROL PER CLEARING & GRADING INSPECTION & BCC 23.76

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The site is full developed today as a office can

In looking only at the project area, a subset of the campus, the proposed work will result in 89% of the site being impervious. Currently the same area is 87% impervious.

IMPERVIOUS SURFACE IS CALCULATED BASED ON THE SITE AREA (TOTAL) NOT ON THE AREA OF PROPOSED WORK. ~~AND~~ IF THE EXISTING SITE IS NON-COMPLIANT W/ CODE, ANY ADDITIONAL IMPERVIOUS SURFACE MUST BE OFF-SET BY REMOVING AN EQUAL AREA OF IMPERVIOUS SURFACE ELSEWHERE ON THE SITE.

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(The site is the parcel located at 15900 Eastgate Way)

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Erosion control measures will depend on weather conditions but could include silt fence, catch basin protection, retention of as much existing pavements, ground cover and landscaping to minimize amount of exposed soil. Covering of cut slopes and soil stockpiles with plastic during wet weather.
EROSION CONTROL PER CLEARING & GRADING INSPECTION # 23.76 BCC
~~EROSION~~

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by construction materials, parking lot paving and frontage sidewalk improvements. After construction the principal source of pollution would be exhaust from vehicular traffic.
CONSTRUCTION DUST SUPPRESION MEASURES PER BCC 23.76

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicular emissions from traffic on nearby roadways and interstate highways would be the primary off-site source of air pollution that could affect the proposal. The effect of these emissions would be negligible due to regulation by the Washington State Department of Transportation and Licensing.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Should construction activities be undertaken during the dry season, periodic water, if deemed necessary, could be used to control dust. Automobile emissions are regulated by the Washington State Department of Licensing. `

Water

1. Surface Water

   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

   No, none known to be in immediate vicinity of the site.
   THERE IS AN EXISTING WETLAND LOCATED APPROXIMATELY 200 FEET SOUTHEAST OF THE SITE, ACROSS THE SE EASTGATE WAY RIGHT-OF-WAY.

   (The site is the parcel located at 15900 Eastgate Way)

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

   No, none proposed. AREA OF SITE TO BE DISTURBED FOR CONSTRUCTION IS APPROXIMATELY 550 FEET FROM THE WETLAND.

   (The site is the parcel located at 15900 Eastgate Way)

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

   None.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

   No.

   e. Does the proposal lie within a 100-year floodplain? No.
   If so, note the location on the site plan.

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None proposed.

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This project will include storm water conveyance systems typical of commecial development: catchbasins, pipes, curbs and gutters. This project proposes an underground storm water detention vault and a storm water quality treatment facility. Storm water from the site will be discharged to the City system in 160th Ave SE eventually out falling to Phantom Lake.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

City approved temporary erosion control measures will be installed during construction.

PER UTILITIES CODE 24.06 STORM & SURFACE WATER.

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Plants

1. Check the types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other _____
- [x] evergreen tree: fir, cedar, pine, other _____
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [ ] other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

Existing vegetation, to include trees, shrubs and lawn within the existing parking lot will be removed as necessary for office building construction, parking, ADA route improvements and frontage improvements.

3. List any threatened and endangered species known to be on or near the site.

None observed or known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Retention and replacement of as many native plants and trees in accordance with City of Bellevue codes and policies will be proposed.
• PER LAND USE CODE 20.20.520, 20.20.590 & 20.25C.
• PER UTILITIES CODE 24.06 STORM & SURFACE WATER.

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5. List all noxious weeds and invasive species known to be on or near the site.

None observed on or known to be near the site.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☐hawk, ☐heron, ☐eagle, ☑songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

None observed or known to be on or near the site.

3. Is the site part of a migration route? If so, explain.

Yes, the site is part of the Pacific Flyway.

4. Proposed measures to preserve or enhance wildlife, if any.

No measures to preserve or enhance wildlife are anticipated to be needed or proposed.

5. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous office purposes. Solar gain could be a secondary source of energy.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The inclusion of energy conservation measures would be per the applicable codes and building owner.

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known to our knowledge.

a. Describe any known or possible contamination at the site from present or past uses.

None known.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None anticipated at this time. Construction materials involving toxic or hazardous chemicals will be stored and used based on the manufacturer's specifications.

d. Describe special emergency services that might be required.

No special emergency services would be required by the proposed project.

e. Proposed measures to reduce or control environmental health hazards, if any.

Construction materials will be handled according to the manufacturer's/supplier's recommendations, and consistent with City and Ecology requirements for material handling.
CLEARL & GRADE CODE BCC 23.76
DOE (DEPARTMENT OF ECOLOGY) CHAPTERS IN WAC*
* WASHINGTON ADMINISTRATIVE CODE.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from traffic on surrounding roadways and interstate 90 highway could have a minimal impact on the project.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours, or meet City of Bellevue code requirements. After construction, business activity and traffic noise created by daily vehicular trips would add minimal increase in noise levels in the vicinity.
NOISE CONTROL PER BCC 9.18.

c. Proposed measures to reduce or control noise impacts, if any.

Use and maintenance of proper construction equipment exhaust muffling devices and limitations of construction to normal waking hours would minimize construction related noise impacts. Standard soundproofing materials would be used in the construction of the office building to reduce noise levels in the existing adjacent office buildings.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of the site is parking for adjacent office/business buildings 1, 2 & 3 as described in the question #3 below.
BUILDING #3 IS NOT LOCATED ON THE SUBJECT SITE.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

The site does not currently contain any agricultural or forest land or long-term commercial significance. The site is not zoned to permit agricultural uses, and shows no signs of previous working farmlands or working forest lands. ✓

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No. ✓

3. Describe any structures on the site.

The site contains ~~3~~ 2 existing office buildings. Building 1 is 3 stories and 66,828 s/f (22,276 s/f ground floor). Building 2 is 3 stories and 75,796 s/f (28,545 s/f ground floor). ~~(Building 3 is 3 stories and 69,731 s/f (22,729 s/f ground floor).)~~ The remainder of the site contains parking spaces. BUILDING #3 IS NOT LOCATED ON THE SUBJECT SITE.

4. Will any structures be demolished? If so, what?

No structures are proposed to be demolished.

5. What is the current zoning classification of the site? Office and Limited Business 2 (OLB-2)

6. What is the current comprehensive plan designation of the site? Eastgate

7. If applicable, what is the current shoreline master program designation of the site?

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not to our knowledge.

9. Approximately how many people would reside or work in the completed project? 48

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

None anticipated.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Compliance with existing regulatory codes and standards.
APPROVAL OF PRELIMINARY SEPA (LM), BUILDING PERMIT & ALL ANCILLARY PERMITS AND APPROVALS.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest of the proposed structure would be per the current City of Bellevue zoning and building code. Exterior building materials are expected to be brick, metal panel, and glass.

MAXIMUM BUILDING HEIGHT IN OLB-2 IS 75 FEET, AS MEASURED FROM AVERAGE FINISH GRADE

2. What views in the immediate vicinity would be altered or obstructed?

The site is surrounded by existing office buildings of 3 stories or more to the West and ~~Northeast.~~ To the South is Interstate 90 therefore the proposed three story building would minimally alter or obstruct views in the immediate vicinity. BUILDING TO NORTHEAST IS NOT LOCATED ON SUBJECT PARCEL.

(The site is the parcel located at 15900 Eastgate Way)

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3. Proposed measures to reduce or control aesthetic impacts, if any

The observance of building setbacks designated by the City of Bellevue ~~Municipal~~ LAND USE Code.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will add street lighting to the Right of Way to improve night time lighting of 160th Ave SE to compliance with Bellevue Code. Night lighting of the interior of the site will be added for pedestrian safety.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposed level of lighting is unlikely to create a safety hazard or interfere with views.

3. What existing off-site sources of light or glare may affect your proposal?

Adjacent street lights will be taken into account.

4. Proposed measures to reduce or control light and glare impacts, if any.

Proposed lighting will be compliant with Bellevue City Code.
LAND USE CODE 20.20.520-522 LIGHT & GLARE.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

There are several local parks in the vicinity for recreational opportunities. Spiritridge Park, Bellevue Airfield Park and Robinson Community Park are just a few within 1 mile of the site.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

There will be no negative impacts externally. A new exercise space will be provided internally that does not currently exist on site, causing a positive impact on recreation.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No. None known.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No. None known.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

City of Bellevue Historic Inventory Records and research using the Department of Archaeology and Historic Preservation Wissard Database.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction would be temporarily halted should evidence of historic archaeological, scientific or cultural importance be discovered. Applicable agencies would then be contacted.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is in an existing office building parking lot that accesses 160th Ave SE immediately to the east and also connects with 158th Ave SE to the west. SE 33rd St. is to the North and SE Eastgate Way to the South. Access to I-90 is available via SE Eastgate Way and 150th Ave SE.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. Metro Transit and Sound Transit serve the project area. The closest transit stops to the site are located on SE Eastgate Way at 158th Ave SE, less than 1,000 feet from the building entrance. This stop served by two lines, Routes 217 (Downtown Seattle to North Issaquah) and 271 (Issaquah to University District) with frequent weekday service.

(The site is the parcel located at 15900 Eastgate Way)

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

An estimated 164 parking stalls will be impacted by the new office building footprint, but 93 parking stalls will be added back, for a new site total of 890 parking stalls. This total satisfies the 4/1000 minimum ratio per Bellevue Code. THE NUMBER OF PARKING STALLS LISTED APPEARS TO INCLUDE PARKING ON ADJACENT PARCEL, WHERE THE PROPOSAL IS NOT LOCATED.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The entrance to the site from 160th Ave SE will be improved to provide ADA compliant access for pedestrians.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The project is anticipated to generate 103 daily, 12 AM peak hour, and 12 PM peak hour vehicular trips based on the average rates from the Institute of Transportation Engineers Trip Generation Manual, 10th Edition. Office traffic typically corresponds with the peak hour of the transportation system. Offices are generally very low truck trip generators (<3%) but little data is available,

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

Payment of applicable City Impact fees per the City's adopted fee schedule.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal would place additional demands on public services proportional to business/office use; however, facilities are generally in place and funded through fees and taxes to handle these additional demands.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Owners would become part of the tax base group that supports these services. As provided for in the City of Bellevue Codes, applicable impact mitigation fees will be paid for impacts, if any, to roads, parks, fire, transportation.

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No mainline utility construction will be required, the project proposes connection to existing water, sewer, and storm water main lines and to existing power and gas lines.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

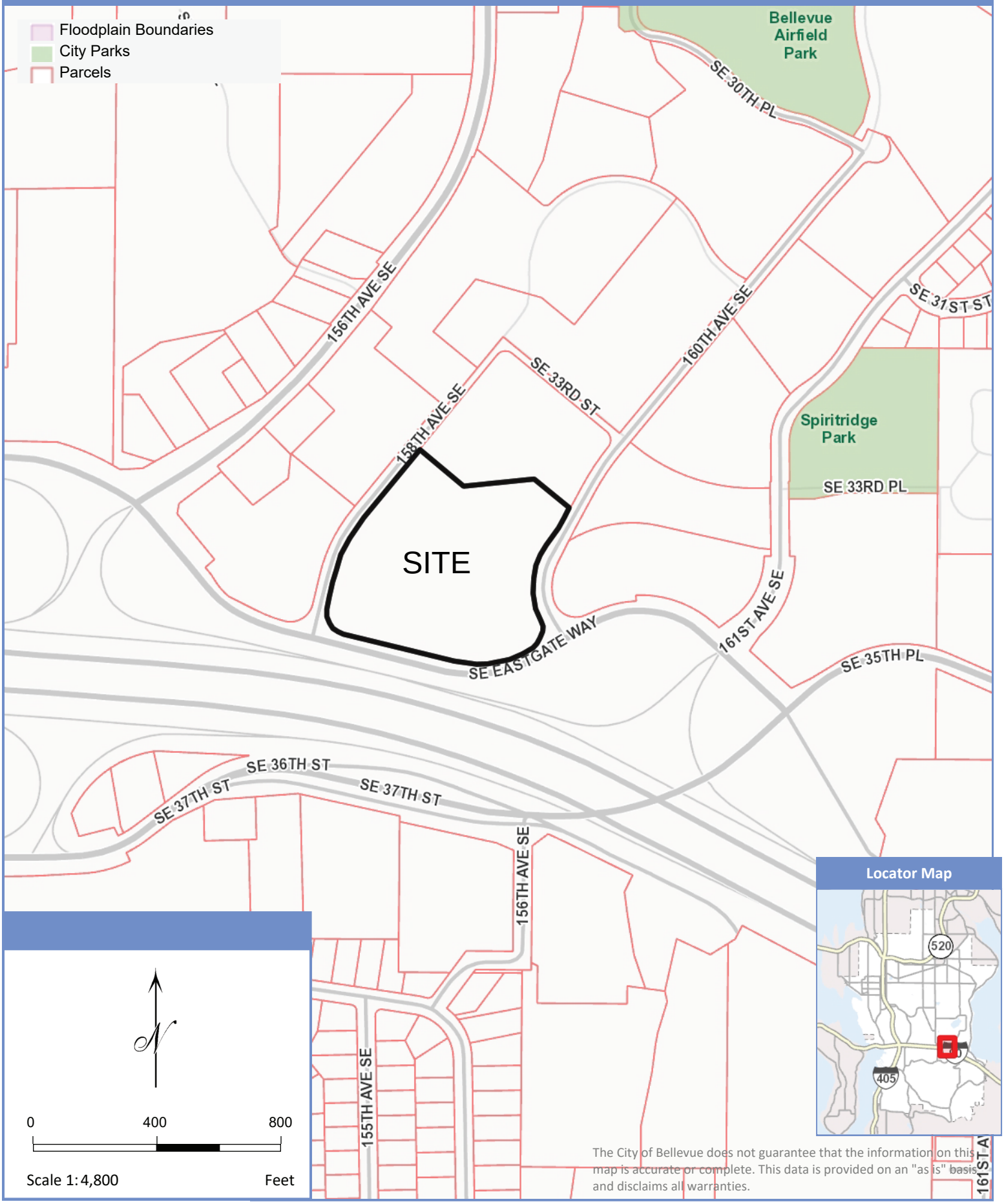
Signature _____

Name of signee Tomas York

Position and Agency/Organization Construction Mgr. Lake Washington Partners

Date Submitted 1/17/2020

MCB
3.12.20



Map Generated on: 03/12/2020

NE 1/4 & NW 1/4 OF SW 1/4 SEC. 11, TWP. 24N., RGE. 5E., W.M.

LEGEND

PROPOSED FEATURES

- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- BOUNDARY
- FENCE
- PROPOSED TREES
- CURB RAMP
- CURB RAMP (FLARED)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPING AREAS

PROPOSED STORM DRAINAGE

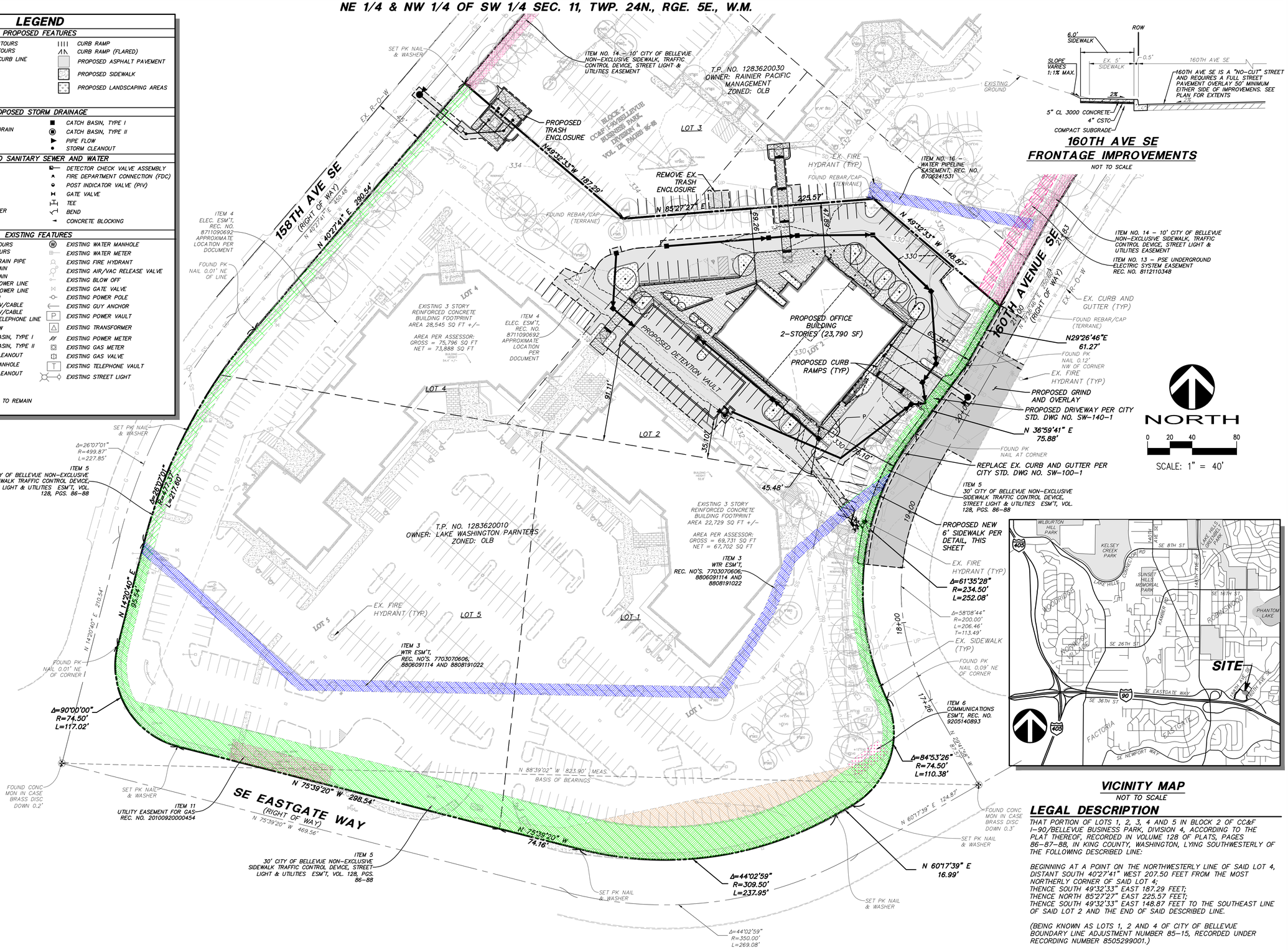
- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- STREET FLOW
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW
- STORM CLEANOUT

PROPOSED SANITARY SEWER AND WATER

- SEWER SERVICE
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- SINGLE WATER METER
- IRRIGATION METER
- DETECTOR CHECK VALVE ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- GATE VALVE
- TEE
- BEND
- CONCRETE BLOCKING

EXISTING FEATURES

- 300 — 10' EXISTING CONTOURS
- 302 — 2' EXISTING CONTOURS
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- OHP — EXISTING AERIAL POWER LINE
- P — EXISTING BURIED POWER LINE
- G — EXISTING GAS MAIN
- TV — EXISTING BURIED TV/CABLE
- OHTV — EXISTING AERIAL TV/CABLE
- T — EXISTING BURIED TELEPHONE LINE
- EXISTING PIPE FLOW
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING STORM CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING ASPHALT
- EXISTING TREES – TO REMAIN
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING POWER VAULT
- EXISTING TRANSFORMER
- EXISTING POWER METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING TELEPHONE VAULT
- EXISTING STREET LIGHT



160TH AVE SE FRONTAGE IMPROVEMENTS

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

THAT PORTION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 2 OF CC&F I-90/BELLEVUE BUSINESS PARK, DIVISION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 128 OF PLATS, PAGES 86-87-88, IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, DISTANT SOUTH 40°27'41" WEST 207.50 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE SOUTH 49°32'33" EAST 187.29 FEET;
THENCE NORTH 85°27'27" EAST 225.57 FEET;
THENCE SOUTH 49°32'33" EAST 148.87 FEET TO THE SOUTHEAST LINE OF SAID LOT 2 AND THE END OF SAID DESCRIBED LINE.

(BEING KNOWN AS LOTS 1, 2 AND 4 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 85-15, RECORDED UNDER RECORDING NUMBER 8505299001.)

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

SITE PLAN B

15900 SE EASTGATE WAY, BELLEVUE, WA. 98008

EASTGATE COMMONS

CITY OF BELLEVUE, WASHINGTON

DATE: BY CK
REVIEWED BY: NO. DATE REVISION
CADD: DAM
DESIGNED: DAM

FINAL

ADAM Y. STRICKER
STATE OF WASHINGTON
21470
REGISTERED PROFESSIONAL ENGINEER
1/17/2020

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 1/17/2020
SCALE: HORIZ.: VERT.:
PROJECT NO. LKWPJJCM0001
SHEET NO. C0
OF 12

Plot Date: 1/17/2020 12:41 PM By: Gabriel Lefebvre
Save Date: 1/17/2020 11:21 AM By: Ays File:P:\LIL\KWPJJCM0001\0400CAD\EC\SHEETS\FINAL\Grading And TESC - GD\ST-F-LKWPJJCM0001-GD.dwg